

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Oliver Beach Road, 50' E of the c/l
Olivia Road
(7107 Oliver Beach Road)
15th Election District
5th Councilmanic District

James Adeoye, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-377-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James and Deborah Adeoye. The Petitioners seek relief from Sections 400.1 and 400.1.d.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) and from the Zoning and Development Policy Manual (Page 4-1.1) to permit a shed to be located in an area not within the one-third of the rear yard farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

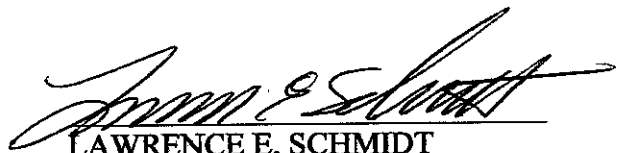
CITY OF BALTIMORE
4/26/99
Date
Rep

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of April, 1999 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.1.d.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) and from the Zoning and Development Policy Manual (Page 4-1.1) to permit a shed to be located in an area not within the one-third of the rear yard farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 26, 1999

Mr. & Mrs. James Adeoye
7107 Oliver Beach Road
Baltimore, Maryland 21220-1149

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Oliver Beach Road, 50' E of the c/l Olivia Road
(7107 Oliver Beach Road)
15th Election District – 5th Councilmanic District
James Adeoye, et ux – Petitioners
Case No. 99-377-A

Dear Mr. & Mrs. Adeoye:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: DEPRM; People's Counsel; Case File

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Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7107 OLIVER BEACH ROAD
which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BCZR & 400.1 d.2.A; ZOPM (AG-4-1.1),

TO PERMIT A SHED TO BE LOCATED IN AN AREA NOT WITHIN
THE ONE-THIRD OF THE REAR YARD FARTHEST REMOVED FROM
ANY STREET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of September, 1998, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

JAMES ADEOYE

Name - Type or Print

Signature

DEBORAH ADEOYE

Name - Type or Print

Deborah Adeoye

Signature

410-823-0523

7107 OLIVER BEACH RD

Address

Telephone No.

BALTIMORE, MD

City

State

Zip Code

410-335-1241
21220-1149

Representative to be Contacted:

SAR

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 99-377A

Reviewed By JUM Date 3-25-99

Estimated Posting Date 4-4-99

ORDER RECEIVED FOR FILING
Date
By

9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7107 OLIVER BEACH ROAD
Address
BALTIMORE MD 21220-1149
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I am requesting a permission to build a shed as shown on the plot plan (attached) for the following reasons:

- (1) There was an existing shed (demolished for the new shed) at this location. The existing shed was at this location from 1984 to December 1995.
- (2) The ground has been prepared for the existing shed at this location. The new shed will be built at the same location where existing shed was removed.
- (3) The new shed cannot be built in the middle as suggested because of the existing deck. If new shed is built in the middle, the shed will be too closed to the deck leaving ± 3 ft between shed and deck which is not enough passage in case of emergency evacuation.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James Adeoye
Signature
JAMES ADEOYE
Name - Type or Print

Deborah Adeoye
Signature
DEBORAH ADEOYE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Adeoye
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-15-99
Date

Debra E. Stevens
Notary Public

My Commission Expires 8-4-99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7107 OLIVER BEACH ROAD
Address
BALTIMORE MD 21220-1149
City State Zip Code

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James Adeoye
Signature

JAMES ADEOYE
Name - Type or Print

Deborah Adeoye
Signature

DEBORAH ADEOYE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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James Adeoye
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-15-99
Date

Debra E. Stevens
Notary Public

My Commission Expires 8-4-99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7107 OLIVER BEACH ROAD
which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1.BC2R; 400.1.d.2.A; ZOPM (PG. 4-1.1)

TO PERMIT A SHED TO BE LOCATED IN AN AREA NOT WITHIN THE ONE-THIRD
OF THE REAR YARD FARTHEST REMOVED FROM ANY STREET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JAMES ADEOYE

Name - Type or Print

Signature

DEBORAH ADEOYE

Name - Type or Print

Deborah Adeoye

Signature

7107 OLIVER BEACH RD

Address

BALTIMORE MD

City

State

410-823-0523 W

410-335-1241 H

Telephone No.

21220-1149

Zip Code

Representative to be Contacted:

SAME

Name

Address

City

State

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-377A

Reviewed By

JAM

Date

3-25-99

Estimated Posting Date

4-4-99

REV 9/15/98

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7107 OLIVER BEACH ROAD
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)
OLIVER BEACH ROAD which is 60 FT
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 50 FT EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street OLIVIA ROAD
(name of street)
which is 50 FT wide. *Being Lot # 4,
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of CUNNINGHAM HILL COVE
(name of subdivision)
as recorded in Baltimore County Plat Book # 51, Folio # 111,
containing ± 8,102 ft². Also known as 7107 OLIVER BEACH RD
(square feet or acres) (property address)
and located in the 15 Election District, C5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

99-377-A⁻¹³⁻

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065421

DATE

3-25-99

ACCOUNT

Ref E150

AMOUNT

\$ 50.00

RECEIVED
FROM:

J. ADECHY

7107 OLIVER
BEACH RD.

FOR:

(cont'd) W. UPR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99-377-A
Jury.

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL
3/26/1999 3/26/1999 15:03:13
SEC 4005 CASHIER LGHT LYS 15:03:13
MISCELLANEOUS CASH RECEIPT
FISCAL YR 1999
CASH. 065421
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

RE: CASE # 99-377-A

PETITIONER/DEVELOPER:

(James Adeoye)

DATE OF Closing

(APR. 19, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7107 Oliver Beach Road Baltimore, Maryland 21220_____

The sign(s) were posted on _____ 4-2-99 _____
[Month, Day, Year]

Sincerely,

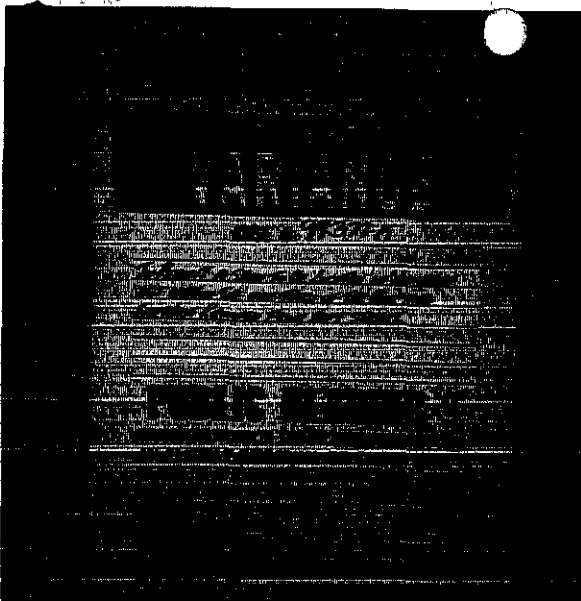

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 377 -A Address 7107 OLIVER BEACH RD.

Contact Person: J. Murphy Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-25-99 Posting Date: 4-4-99 Closing Date: 4-19-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 377 -A Address 7107 OLIVER BEACH RD.

Petitioner's Name JAMES ADEOYE Telephone (410) 823-0523

Posting Date: 4-4-99 Closing Date: 4-19-99

Wording for Sign: A VARIANCE
TO PERMIT A SHED TO BE LOCATED IN AN AREA
NOT WITHIN THE ONE-THIRD OF THE REAR YARD
FARTHEST REMOVED FROM ANY STREET.

**BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 377

Petitioner: JAMES ADEOYE

Address or Location: 7107 OLIVER BEACH ROAD BALTIMORE, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES ADEOYE

Address: 7107 OLIVER BEACH ROAD BALTIMORE, MD 21220

Telephone Number: (410) 335-1241/1515 Home
(410) 887-6301 or 823-0523 W

Revised 2/20/98 - SCJ

99.377.A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 20, 1999

Mr. & Mrs. James Adeoye
7107 Oliver Beach Road
Baltimore, MD 21220-1149

RE: Case No.: 99-377-A
Petitioner: Adeoye
Location: 7107 Oliver Beach Road

Dear Mr. & Mrs. Adeoye:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 12, 1999
Item Nos. 368, 372, 373, 374, 377,
and 378

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0412.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

367, 368, 369, 371, 372, 373, 374, 376, (377) 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 2, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 345, 368, 373, and 377

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager *ROS/gj*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: *4/5/99*

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Additional Item

Item #'s: *377*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 31, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DT
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 377
PETITIONER: James Adeoye and Deborah Adeoye

VIOLATION CASE NO.: 97-1450

LOCATION OF VIOLATION: N/S of Oliver Beach Road, 50' +/- E of the
centerline of Olivia Road (7107 Oliver Beach Road)
15th Election District

DEFENDANT(S): James Adeoye and Deborah Adeoye

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/dt/lmh

99.377.A



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.2.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 377

JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

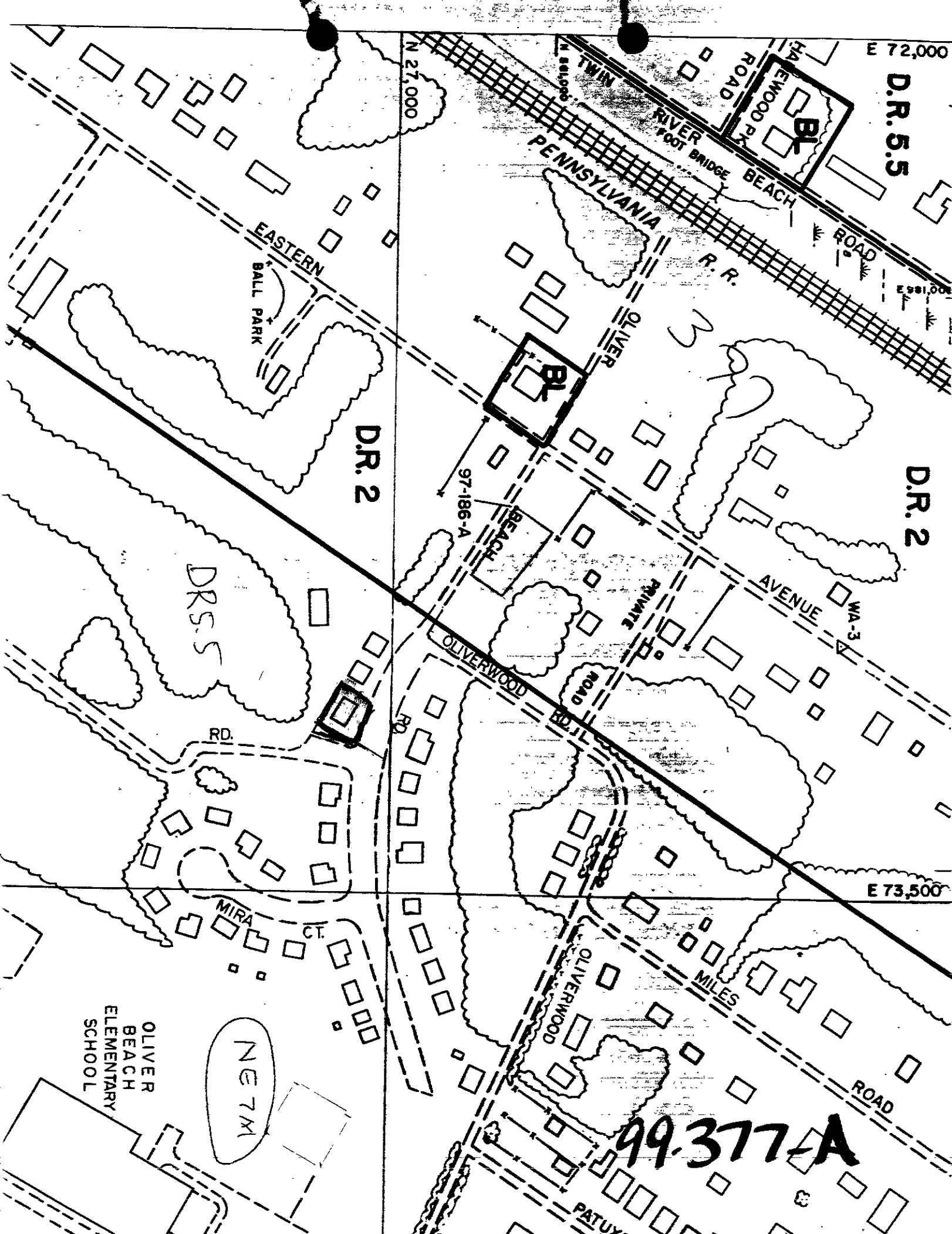
Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



D.R. 5.5

D.R. 2

D.R. 2

99.377-A

OLIVER
BEACH
ELEMENTARY
SCHOOL

NE 7M

MIRA CT.

RD.

97-186-A

OLIVERWOOD
RD.

PRIVATE
ROAD

AVENUE

ROAD

MILES

OLIVERWOOD

PATUX

E 73,500

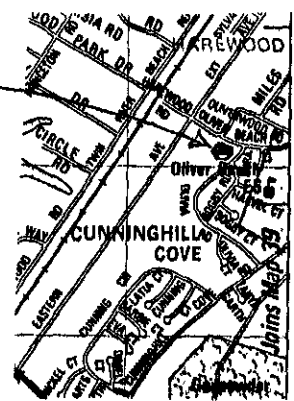
E 72,000

N 27,000

* NOTE: FENCE APPEARS TO LIE PARTIALLY WITHIN ROAD AREA.
** NOTE: DWG. APPEARS TO LIE PARTIALLY BEYOND 25' MIN. BLDG. SETBACK LINE.

* SHED DIMENSION
 $A = 10 \times 12 = 120 \text{ ft}^2$
 $V = 10 \times 12 \times 7 = 840 \text{ ft}^3$

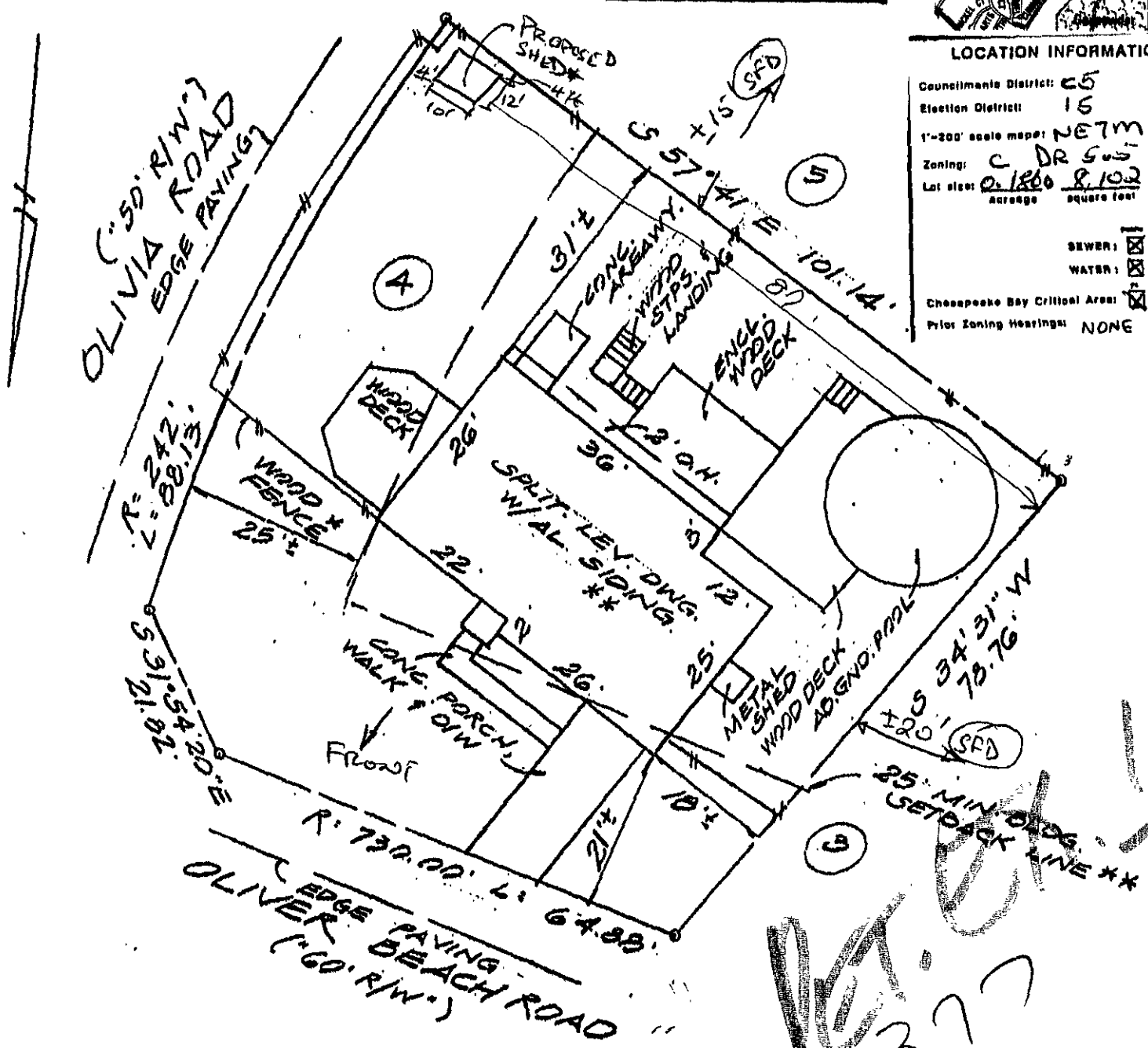
Zoning Office USE ONLY!		
reviewed by:	ITEM #:	CASE#:



LOCATION INFORMATION

Councilman's District: C5
Election District: 16
1"-200' scale map: NETM
Zoning: C DR 5.5
Lot area: 0.1800 8,102 square feet

SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prior Zoning Hearings:	NONE	



- 1.) The plat is of benefit to a consumer only insofar as it is required by lender or a title insurance company or its agent in connection with contemplated transfer financing or re-financing.
- 2.) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3.) The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4.) I have examined Flood Insurance Rate Map Panel Number 2400100455B for the subject property and it appears to lie within Zone C per said map.
- 5.) Dimensions shown to apparent lot line are \pm 2'.
- 6.) Date of field work: 11.14.95.

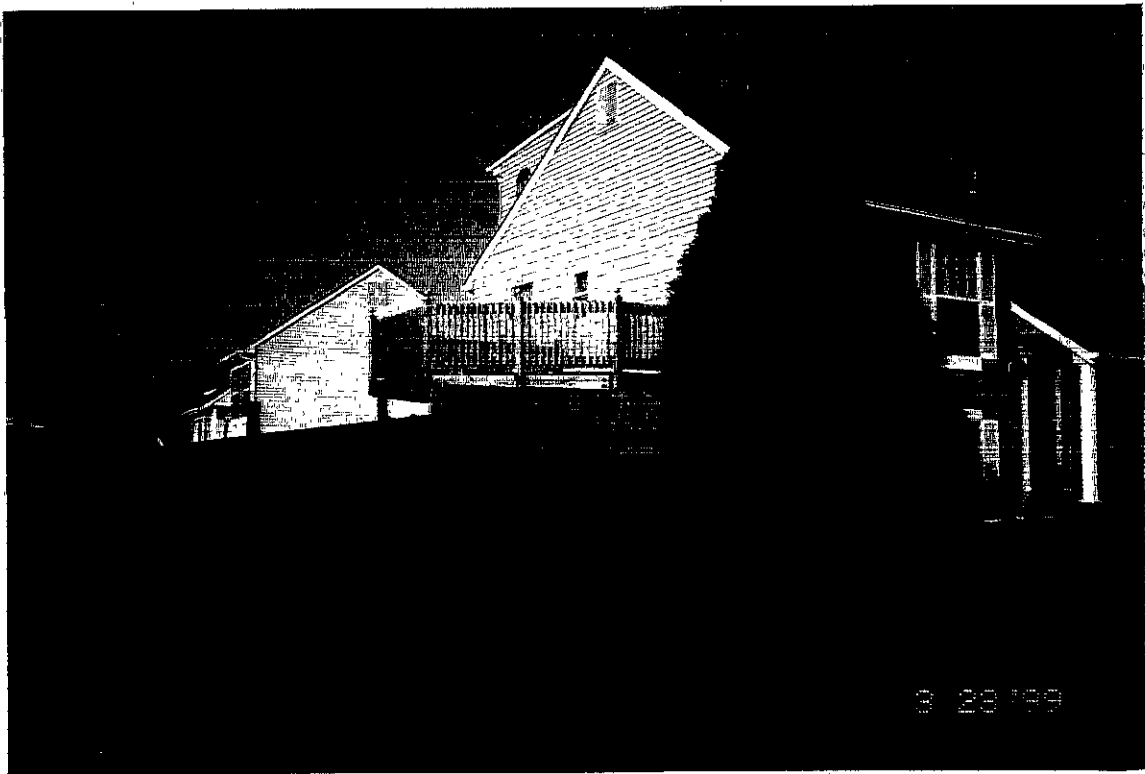
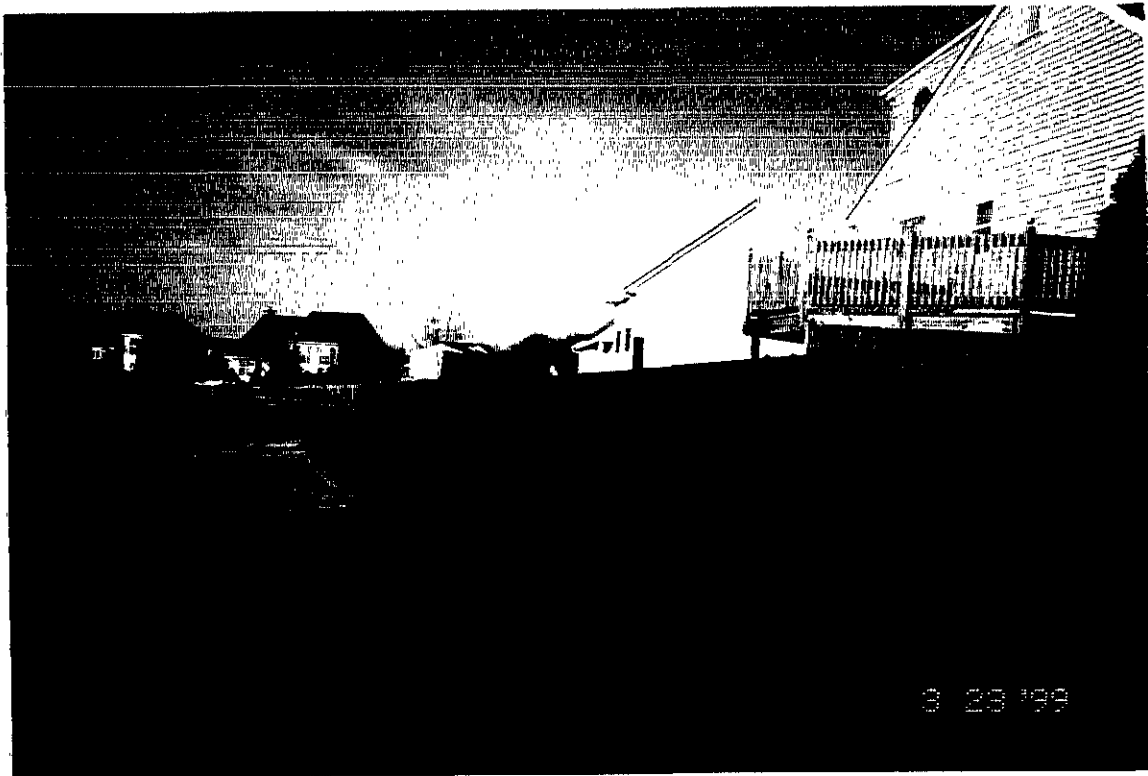
LOT NO 4
FIRST AM. PLAT 1
CLINNINGHILL
COVE
(51.111)
15TH EL. DIST
BALT. CO., MD.

LOCATION DRAWING

Plat to accompany Petition for Zoning ☒ Variance
PROPERTY ADDRESS: 7107 OLIVER BEACH ROAD
Subdivision: CUNNINGHILL COVE
plat books: 51, 10100, 11100, 10100
OWNER: _____
☐ Special Hearing

Date: _____
Scale: 1" = 20'
Job Number: _____
Drawn By: _____
Checked By: _____

99-377-A



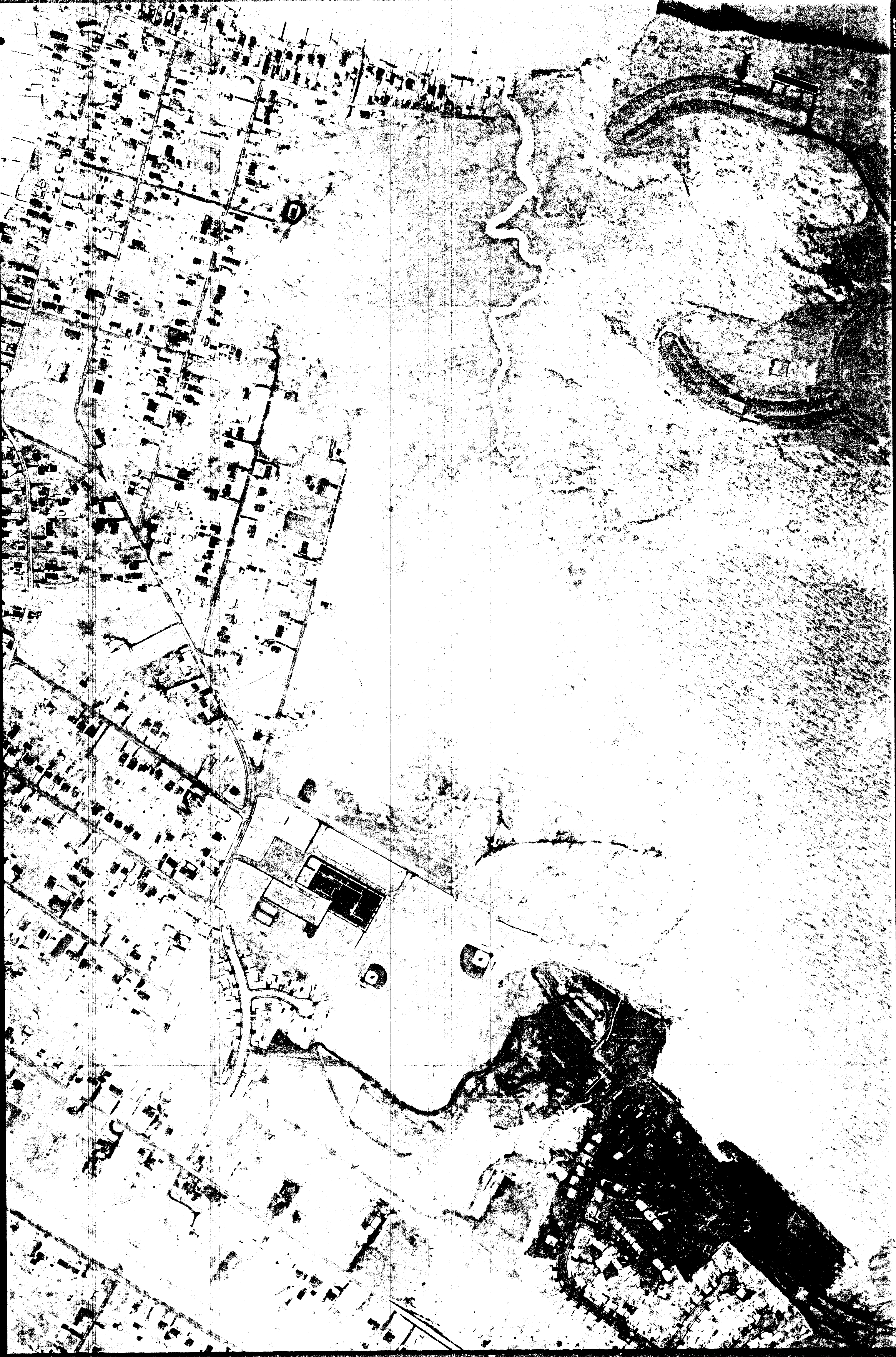
99-377-A



99-377-A



99-377-A



SCALE		LOCATION		SHEET
1" = 200' ±		HAREWOOD OLIVER BEACH		NE 7-M
DATE OF PHOTOGRAPHY		99-377-A		
JANUARY 1986				

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401